



16 Lighthorne Road, Solihull B91 2BD

Price Guide **£450,000**

- Stunning, Four Double Bedroom Residence
- Fabulous Extended Kitchen/Diner
- Luxury Ensuite & Family Bathroom

- Double Garage
- Beautifully Landscaped Garden
- Energy Efficiency Rating - C

0121 709 3300

16 Lighthorne Road, Solihull B91 2BD

Bartley's are delighted to offer for sale a substantial, high specification, four bedroom residence with no upward chain. The property has been enlarged and improved by the current owners and offers a deceptively spacious interior which has the wow factor and combines a stunning kitchen extension, superb loft conversion with many contemporary additions. Viewing is highly recommended to fully appreciate the size and quality of this large family home. The accommodation briefly comprises welcoming hallway, spacious sitting room, open plan kitchen/dining room, utility, cloakroom/WC, four double bedrooms, modern ensuite & luxurious family bathroom & good-sized landscaped gardens, double garage and deep driveway.

APPROACH

Via a landscaped foregarden with block paved driveway providing off-road parking for two vehicles leading to a UPVC double glazed enclosed storm porch entrance to:-

IMPRESSIVE & WELCOMING ENTRANCE HALL

Stairs rising to first floor landing, UPVC double glazed window and to the side aspect, panel radiator, three ceiling light points, Minton-style flooring, doors to cloakroom/WC, lounge, kitchen and utility.

LOUNGE

18' 4" (5.6M) X 10' 2" (3.1M)

Feature inset log burner, ornamental double panel radiator, TV point, ceiling light point, two wall light points, picture rail, UPVC double glazed bay window to the front aspect.

CLOAKROOM / WC

Low-level flush WC, hand wash basin, ceramic tiling to splash prone areas and flooring, ceiling light point, ornamental panel radiator.

UTILITY

6' 3" (1.9M) X 5' 7" (1.7M)

Space and plumbing for a washing machine and dryer, solid oak work surface areas, ceramic sink with chrome mixer tap, wall mounted Baxi combi boiler, ceiling light point, ceramic tiling to floors and splash prone areas, UPVC double glazed door to the side aspect.

MAGNIFICENT EXTENDED DINING KITCHEN

20' 4" (6.2M) MAX BY 15' 1" (4.6M) MAX

A comprehensive range of high gloss, handleless, soft closure wall and base units, Silestone quartz worksurfaces, concealed lighting, ceramic tiling to splash prone areas, integrated one and a half bowl sink drainer unit, integrated AEG induction hob, integrated AEG combi-oven / microwave, integrated AEG electric oven, space for a dishwasher and fridge freezer, Karndean flooring, built-in extractor fan, three ornamental radiators, roof lantern, two ceiling light points, feature oak wall panelling, large space for a dining table and chairs, UPVC double glazed window and UPVC double glazed French doors to the garden.



FIRST FLOOR LANDING

Staircase rising to master bedroom, ceiling light point, single panel radiator, doors radiating off to bedroom one, bedroom two, bedroom three and family bathroom.

BEDROOM ONE (FRONT)

14' 9" (4.5M) X 9' 6" (2.9M) EXCLUDING WARDROBES

A range of light oak fitted wardrobes ceiling light point, double panel radiator, UPVC double glazed bay window to the front aspect.



BEDROOM TWO (MIDDLE)

12' 2" (3.7M) X 10' 6" (3.2M)

Panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.



BEDROOM THREE (REAR)

10' 10" (3.3M) X 9' 10" (3.0M)

Ornamental radiator, ceiling light point, UPVC double glazed French doors to Juliet balcony.



FAMILY BATHROOM

A stunning family bathroom comprises a contemporary four-piece suite comprising low-level flush WC, hand wash basin, mirrored vanity cupboard with lighting and anti-mist circuit, panelled bath with chrome shower attachment, large shower enclosure with thermostatic shower unit and attachment, complementary ceramic tiling to walls, Karndean flooring, matching bathroom cabinet, ceiling spotlights, chrome towel radiator, obscure UPVC double glazed window to the front aspect.



MASTER BEDROOM – BEDROOM FOUR **17' 5" (5.3M) X 9' 6" (2.9M)**

Stunning master suite with views of the surrounding neighbourhood, one ceiling light point, three wall light points, fitted light oak wardrobes, double panel radiator, UPVC double glazed Velux skylight, full height picture window, door to:-



BEAUTIFULLY APPOINTED ENSUITE **5' 11" (1.8M) X 8' 2" (2.5M)**

Luxurious suite comprising low-level flush WC, hand wash basin, vanity cupboard, shower enclosure with thermostatic shower unit, complementary ceramic tiled walls, Karndean flooring, two chrome towel radiators (one has gas central heating and one is electric to cater for all seasons), ceiling-mounted spotlights, extractor fan and Velux skylight.



REAR GARDEN

A beautiful, landscaped garden with dining patio and wood panel perimeter, has an abundance of plants and shrubs borders, interspersed with lawn and paved pathway leading to the rear of the garden where there is a detached Summer House and double garage/workshop with rear vehicular access. There is outside water and power supply together with secure, covered, side access to the front of the property.



SUMMER HOUSE

9' 10" (3.0M) X 7' 7" (2.3M)

Power, lighting, and wood panelling to walls

DOUBLE GARAGE

20' 0" (6.1M) X 17' 5" (5.3M)

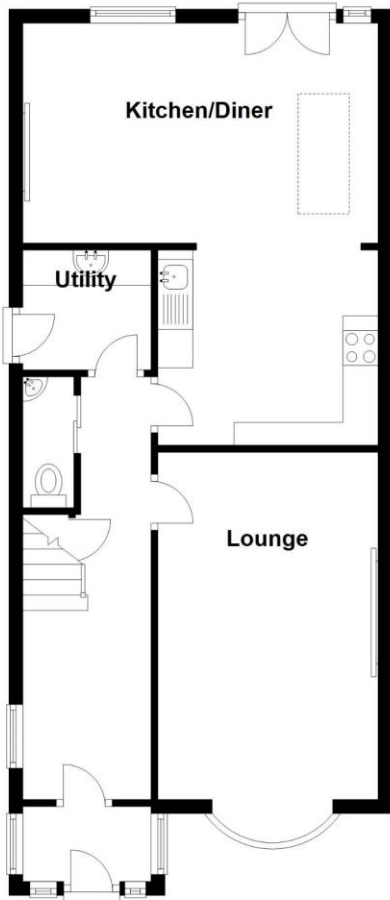
Power, lighting, workbench, double doors to rear vehicle access.

TENURE

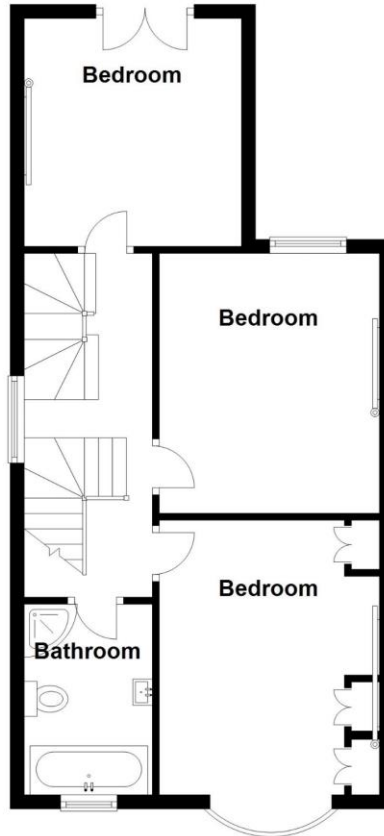
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



Ground Floor
Approx. 58.7 sq. metres (632.2 sq. feet)



First Floor
Approx. 49.9 sq. metres (537.5 sq. feet)



Second Floor
Approx. 22.0 sq. metres (236.4 sq. feet)



Total area: approx. 130.6 sq. metres (1406.1 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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